

Key: 5725

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.451

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COLLINS MATTHEW R & COLLINS ANNAMARIE V TRS 26 RAILROAD AVENUE BEDFORD, MA 01730				46-1-29-0				35 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLLINS MATTHEW R & COLLINS MATTHEW R & ANNAM BROADLEY JAMES A				10/02/2018	F	1	50361-334				
				12/28/2012	V	425,000	42464-241				
				12/31/1980	QS		4935-24				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-168	03/28/2018	3	ALTERATIONS	4,000	07/27/2018	JD	100	100
15-275	05/19/2015	3	ALTERATIONS	2,500	08/03/2015	SJ	100	100
95-457	08/03/1995	3	ALTERATIONS				100	100
92-574	07/10/1992	3	ALTERATIONS				100	100

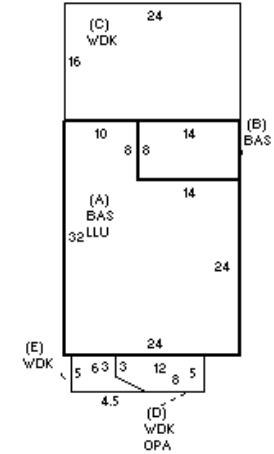
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,875 OS	1.00	100	1.00	660,000	11.77	100	1.00	WF6	1.50	512,870

TOTAL	2,875 SF	ZONING		FRNT	32	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	512,900	466,300		
Inf1	FACTOR 100		BUILDING	154,300	137,200			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	667,200	603,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/15/2003
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/27/2018	JD
QUALITY	A	1.00	AVERAGE [100%]	FY12 STYLE CHANGE FROM RSD RANCH TO RANCH PER FIELD REVIEW.		
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	211,305		
NET AREA	768	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	656		54.49	35,747	TOTAL RCN	211,305		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	768	1976	187.70	144,152	CONDITION ELEM	CD		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	474		38.40	18,202	EXTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	56		51.50	2,884	INTERIOR			
				FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	KITCHEN			
				INT FINISH	2	DRYWALL	1.00											BATHS	
				HEATING/COOLING	2	HOT WATER	1.02											HEAT	
				FUEL SOURCE	2	GAS	1.00											ELECT	
																		EFF.YR/AGE	1980 / 42
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$154,300